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Planning, Design & Access Statement

Residential Development: Erection of a two storey detached 4 bedroom dwelling with accommodation in the loft space, to the land at the rear of No.2 Tremayne Walk, with off-street parking and garden amenity space.

Land at No.2 Tremayne Walk, Camberley, GU15 1AH

1.0 Introduction & Background

1.1 Introduction

This Design and Access Statement has been prepared by Shukla Design in support of the detailed planning application for the erection of a two storey detached 4 bedroom dwelling with accommodation in the loft space, with off-street parking and garden amenity space to the land at the rear of No.2 Tremayne Walk, Camberley, GU15 1AH.

Article 4C of the Town & Planning (General Development Procedure) Order 1995 (as amended) requires that applications for planning permission are accompanied by a Design and Access Statement.

Guidance published explains that the statement should cover both the design principles and concepts that have been applied to the proposal including the amount, layout, scale, landscaping and appearance of the development.

This Statement will describe the character and appearance of the site and its surroundings, explain the proposed development, identify the policy framework, set out other material considerations and demonstrate that the proposed development is in accordance with the policies of the approved development plan.

This Statement should be read in conjunction with the Tree Report that form part of the supporting documents for the application.

1.2 Background

This application is a new submission and is not in relation to any prior application.

2.0 Site & Surroundings

2.1 Location

Tremayne Walk is in a suburban residential area of Camberley located within the Post War Military Estates Area as stated in The Western Urban Area Character Supplementary Planning Document (WUAC SPD). Much of the surrounding area is characterised by residential dwellings with wide or double frontages set well back from the road corridor. The formal front landscaping is a visual feature of the area, with significant open green amenity spaces and wide verges. In relation to the proposed development, a similar arrangement of dwellings can be found within the immediate vicinity to the north east of the site, running up along Cumberland Rd. To the south west of the site, a mix of detached and semi-detached dwellings, following the same development form as the proposed, providing wide frontages set back from the road can be found continuing along Tremayne walk.

2.2 Site Description

The existing site of No.2 Tremayne walk, is circa 0.18acres in area and comprises of a semi-detached, gable ended two storey 3 bedroom residential dwelling. No.2 is set to the north east of the site with extensive open garden amenity space to the front and side, whilst its large rear garden is enclosed with 1.8m high close board fencing providing private amenity space. It is within the rear garden, the proposed site and development is being offered. The proposed site is approximately 347sqm in area or 0.085acres. It is roughly square in shape; the dense tree lined north western boundary extends 18.8m and is with the rear garden of No.20 Cumberland Rd. Whilst the south western boundary is 17.6m in length, neighbouring with the deep rear gardens of No.4 Tremayne Walk and its single detached garage. The south eastern boundary runs along the road corridor and provides the only part of the site that fronts and gives access onto Tremayne Walk. The north eastern boundary is with the remaining rear garden of No.2 Tremayne Walk and its extensive mature soft landscaped side garden and single detached garage. The site itself consists of lawn with soft landscaping of mixed bushes and plants and includes one glass house outbuilding structure. It does not contain any mature trees nor any Tree Preservation Orders,

3.0 Planning Policy

3.1 Planning Policy – Relevant National Planning Guidance

Central Government planning guidance is now set out in the National Planning Policy Framework (NPPF) published 27 March 2012. At the heart of the policy framework is a presumption of favour of sustainable development. The NPPF identifies twelve principles that should underpin both plan making and development control decisions. Mindful that the proposed development, the subject of this supporting statement relates to the erection of a detached dwelling, on a site located within a settlement area, the following sections of the NPPF are considered relevant.

Paragraph 49 of Section 6 indicates

“Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered to be up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.”

Paragraph 56 of Section 7 indicates

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Development should be visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 58 indicates planning policies and decisions should amongst other matters:

“aim to ensure that developments will function well and add to the overall quality of the area”,--- “optimise the potential of the site to accommodate development” and “respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation”.

3.2 Planning Policy - Development Plans Policy

Applications for development in Surrey Heath are determined having regard to policies contained in the Surrey Heath Local Plan adopted December 2000 that have yet to be superseded, and policies contained in the Surrey Heath Core Strategy and Development Management Policies Document adopted by the Council on 1 February 2012.

The Western Urban Area Character Supplementary Planning Document (WUAC SPD) adopted by the Council in May 2012 divides the western part of Surrey Heath borough into a series of character areas. The SPD indicates that No.2 Tremayne Walk, and its respective land to the rear is located within the Post War Military Estates Area.

The Proposals Map West Sheet comprising part of the adopted Core Strategy indicates that the application site is located within the Frimley & Camberley settlement area. Mindful that this application relates to the erection of a detached house on a site presently in residential use, relevant Core Strategy Policies include CP2, CP6 DM9 and DM11. Policy CP12 Infrastructure Delivery and Implementation requires in certain circumstances financial contributions from applicants toward development related infrastructure provision. Policy CP14 identifies a need to ensure that proposed development does not adversely impact upon important habitats within the Borough, to conserve and enhance biodiversity.

Pursuant to Core Strategy Policy CP2 “Sustainable Development and Design” the Borough Council will amongst other matters require new development to: “Ensure that all land is used efficiently within the context of its surroundings and respect and enhance the quality of the urban, rural, natural and historic environments,”

In respect of dwelling size and type, Core Strategy Policy CP6 indicates:

“The Borough Council will promote a range of housing types and tenures which reflects the demand for market housing and need for affordable housing, including accommodation for specialised needs.”

Core Strategy Policy DM9 “Design Principles” indicates that design shall be of a high quality and:

“Respect and enhance the local, natural or historic character of the environment be it in an urban or rural setting, paying particular regard to scale, materials, massing, bulk and density.”

The Post War Military Estates Character Area, the part of the Western Urban Area Character Supplementary Planning Document (SPD) that includes No.2 Tremayne Walk, is described as an area with medium to large plots. Consisting of two storey buildings, based around wide frontages and symmetrical features, that are set back from the road to provide open grassy road corridors through verges and front gardens. The buildings themselves maintain the distinctive post war military architecture, with front, rear and side gardens. The front gardens, contributing to the formal amenity open green spaces associated with the road corridors within this character area. This consistency of design between the buildings and their relationship with their respective plots, are the hall mark design elements of this post war character area. Guiding principles P01 and P02 provide guidance for developers and planning decision makers.

Guidance Principle P01 indicates that new development should pay particular regard to a series of criteria. The introduction of new development should maintain space between and around buildings, respect the building lines of the road and pay particular attention towards providing or maintaining open grassy front gardens to the street scene. Furthermore, development should consist of two storey buildings set in individual plots, with focus on the design vernacular and proportion of the buildings reflecting that of the wide and symmetrical design of post war military architecture. Guidance Principle P02 states that where the loss of gaps between buildings or the creation of terracing effect occurs, development will be resisted.

4.0 Design Principles

To achieve a development that is in keeping with the Post War Military Estates Character Area of Tremayne Walk and takes guidance from the Western Urban Area Character SPD.

5.0 Design Solution

The proposed density is 1 dwelling per 0.085 acres. The scale and bulk of the proposed building result in the development having a well proportioned appearance on its site, thus ensuring it retains its generous and open character between neighbouring plots and remains in keeping with the general spacious nature of the development along Tremayne Walk. The dwelling will have a generously sized private amenity area to the rear and sides, along with an open formal amenity area through the front garden. The development not only offers the opportunity for new planting of quality small shrubbery along the common boundaries with adjoining dwellings, but more importantly, small scale vegetation and lawn to the front garden, further enhancing the open grassy character of the area. Providing a frontage and open amenity space more in character with the area and the road in comparison to what currently exists. The proposed dwelling is orientated in keeping with development in the immediate vicinity found on Tremayne walk. Plot 2a is located slightly to the north of the site, in parallel to its common boundary with No.2 Tremayne Walk. The plot will be well screened by the existing rear boundaries 4.5m high mature Cypress trees that run along the length of No.20 Cumberland Rd's garden. Whilst the existing hedge row and shrubbery along the boundary shared with No.4 Tremayne Walk, and the proposed planting of new quality trees and shrubbery to this boundary will ensure the vegetative screening will reduce the impact of the development.

Finally, the proposal would result in no loss of or damage to any trees within the site. Great care has been taken to ensure that all trees on or within the vicinity of the site will be protected as referred to in the accompanying Arboricultural Impact Assessment and Tree Survey both produced by SMW Consultancy. The development of the site will enable the planting of new trees, shrubbery and small scale vegetation.

6.0 Use

The site will remain as residential use C3. The proposal is for a detached dwelling that shall have a footprint (approximately 904sqft) and overall size reflecting the local properties along Tremayne Walk. The development will have no effect on the amount of pedestrian or vehicular traffic along Tremayne Walk, as there is adequate parking created within the site, thus there will be no effect on the road.

6.1 Amount

One detached dwelling is being proposed on rear garden land of No.2 Tremayne Walk, providing a footprint net gain of approximately 904sqft in total. The building is of sufficient scale to continue the pattern of housing without dominating or breaking up the existing rhythm between all the surrounding areas.

6.2 Layout

The proposal layout is spacious, with the building being separated from the neighbouring plots by surrounding trees and shrubs. The arrangement of the new dwelling within the site allows for suitably proportional private rear and side gardens and the continuation of appropriate distances between boundaries and neighbouring properties. It will also improve the street scene between the adjacent neighbouring properties as it reduces the enclosing fencing line that dominates this part of the road, whilst also providing the addition of front open grassy amenity garden space, which is currently not existent and out of keeping with the character of the area. Lastly the proposal includes space for visitor parking whilst reducing the existing dominating amount of hard landscaping.

6.3 Scale

Scale plays an important part in integrating the development into the locale. The scale of the proposed dwelling is similar to that of adjoining properties and is appropriate in relation to dwellings within the area.

6.4 Landscaping

The scheme will offer an opportunity for new planting and turfing in order to enhance the existing landscaping setting of the site within its surrounding.

6.5 Appearance

In formulating this application we have provided a development that not only retains the character of the area and reflects the features and characteristics of other dwellings in the locale, but furthermore also adopts the principles set out within the Residential Design Guide SPD 2017. The development will be attractive and be a positive addition to the public street scene. The scheme promotes the use of quality materials, integrating traditional elements found in the neighbouring properties into a design with a sense of place. The design and layout of the dwelling has been developed with sustainable home principles in mind in order to provide a development of quality, deliverability and sustainability.

6.6 Access & Parking

Adequate access and car parking are provided within the site. Supplementary planning guidance on parking standards recommends dwellings with 4 bedrooms should provide 2 car parking spaces clear of the highway. The driveway of the dwelling along with its attached garage accommodates this standard, thereby exceeding the guidance as can be seen on the parking provision plan.

6.7 Refuse and Recycling Provision

The dwelling has sufficient space and shall be provided with a dedicated, secure, external bin store for refuse and recycling bins for paper, glass, plastics and cans in accordance with LA guidelines. The location will facilitate easy and manageable refuse disposal via path and dropped kerbs to the collection point at the end of the ramped driveway adjoining the footway of Tremayne Walk. Dedicated recycling bins for paper, glass, plastics and cans will be provided within the dwelling in accordance with Code for Sustainable Homes principles.

7.0 Accessibility, Inclusive Design & Sustainability

7.1 Access

Access is provided from the proposed dropped kerbs of Tremayne Walk, enabling easy access to the ramped driveway and front open garden space, which are clearly visible from the street scene. From there, providing restricted access to the dwelling entrance, side and rear garden within the site at the discretion of the property owner.

7.2 Transport

The dwelling would have a dedicated secure storage area / cycle store to encourage bicycle use and reduce reliance on short and avoidable vehicle journeys.

7.3 Sustainability

The proposed site and its development is in an appropriate location for sustainable residential development of the scale proposed. The proposal will be built using the latest energy efficient techniques and materials, not only relevant within the construction phase but to continue after completion. These include efficient insulation, energy light bulbs and the provision for fast electric car charging sockets, all having an impact on the overall energy usage of the development.

As there is still a requirement for facilities for vehicle usage and storage, parking is provided with suitable landscaping to minimise the visual impact on the site. The overall design and construction utilises environmentally friendly materials and techniques where possible, in order to reduce its overall environmental impact. In conjunction the design has been planned to create not only visually pleasing buildings but an aesthetically advantageous site as a whole, improving the character of the area. This being the main reason for the changes we propose in this application.

8.0 Telecoms Supplementary Info

An addition of one telephone lines shall be run from the junction box serving Tremayne Walk once the construction of the new dwelling commence. The line for the proposed development shall allow for fast speed internet access.

No telecom mast or other related telecom matters are being proposed or related to this application.

9.0 Planning Obligations

The following contributions towards infrastructure and services are required for the development in accordance with local and national planning policy and will be made as and when required by the LA (all figures are approximate):

Awaiting fees and contributions to be determined by the LA

10.0 Conclusion

The proposal is for residential development within Camberley, and will use land efficiently and in keeping with the character of the surrounding area. The style and materials will be in keeping with those of the existing and local properties and improve the overall development vernacular and street scene along Tremayne Walk.

The scheme will offer an opportunity for new planting and turfing in order to enhance the existing landscaping setting of the site within its surrounding. There will be very little change to the vehicle flow as there is only the addition of 1 new dwelling net, with the requirement of 2 parking spaces in total. Therefore the traffic flow to Tremayne Walk will remain acceptable.

Parking provisions on site will provide and reflect local policy. There shall be sufficient parking for the development and also provide visitor parking to prevent any parking on Tremayne Walk.

The application site is well located for access to local towns that provide comprehensive shopping and commercial facilities.

The proposed site is in an appropriate location and size for sustainable development of the scale proposed at a density of one dwelling per 0.035 hectare. A similar proposal in size for a pair of semi-detached dwellings in 47 Deepcut Bridge Rd, Deepcut, Camberley, standing on a 0.050 hectare site was approved in Sep 2020. Along with another proposal for a 4 bedroom detached dwelling to the land at the rear of 91 Worsley Rd, Frimley, Camberley, standing on a 0.033 hectare site was approved in Mar 2019. Such planning permissions acknowledge the need to ensure that the best use is made of land within established residential areas.

Furthermore, the proposed development will make a modest contribution toward the supply of house building land in Surrey Heath Borough. In a planning appeal decision letter dated 17 December 2015 relating to a proposed housing development in West End, the appointed inspector concluded that the Council cannot currently demonstrate a five year housing land supply in accordance with paragraph 47 of the National Planning Policy Framework (NPPF). Accordingly, planning permission was granted for this development. It is understood that a shortfall in the housing land supply still remains.

The proposal's scale and character are in keeping with those of nearby properties, the proposals have sufficient distances to the existing neighbouring properties and within themselves. Where required obscured glazing will be used to prevent overlooking.

Therefore the proposal should be considered acceptable as such a level of development can be achieved without undue detriment to the nearby properties, street scene and character of Tremayne Walk. Whilst indeed, it can contribute positively to the vitality of the area. Accordingly it is considered that the proposed development accords with guiding principles set out in the Western Urban Area SPD, fully respecting the open grassy character of this area and two storey building forms.

Central government advice is that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The development proposal accords with the policies of the development plan and should be approved without delay.